

**MINUTES OF THE REGULAR MEETING  
OF THE  
COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY**

**April 19, 2011**

The Commissioners of the Chicago Housing Authority held its Regular Meeting of the Board of Commissioners on Tuesday, April 19, 2011 at approximately 8:45 a.m. at the Altgeld Gardens Fieldhouse, 951 East 132<sup>nd</sup> Place in Chicago, IL.

Chairman Reynolds called the meeting to order and upon roll call, those present and absent were as follows:

Present:	Deverra Beverly Dr. Mildred Harris Michael Ivers Myra King Carlos Ponce Bridget Reidy James Reynolds Sandra Young
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Absent:	Hallie Amey
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Also present were Lewis Jordan, Chief Executive Officer; Kris Warren, Chief of Staff; Scott Ammarell, General Counsel; Chicago Housing Authority Staff Members and the General Public.

There being a quorum present, the meeting duly convened and business was transacted as follows:

Upon Motion made and properly seconded the Commissioners adjourned to Executive Session. Chairman Reynolds announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn for approximately one hour to possibly discuss pending, probable or imminent litigation, personnel related matters, collective negotiating matters, purchase sale and lease of real estate property; establishment of reserves and settlement of claims.

The Commissioners subsequently reconvened in Open Session and the Chairman thereupon convened the Public Hearing portion and Business Sessions of the meeting.

Mr. Lewis Jordan, Chief Executive Officer, then updated the Commissioners with the success of the Youth Summit coordinated by the Resident Services Team. According to Mr. Jordan, approximately 200 CHA Youth attended the summit and participated in a variety of educational activities. Mr. Jordan concluded his report by reminding parents that the youth were given a wristband which includes a USB plug that contains all the information that was disseminated at the summit.

Chairman Reynolds then invited residents and the public at large to address the Board. Following the Public Hearing portion of the meeting, the Commissioners convened the Business portion of the meeting.

Chairman Reynolds then introduced matters discussed in Executive Session.

Commissioner Young then presented a Motion for the approval of Executive Session Item 1.

**Executive Session Item No. 1**

**RESOLUTION NO. 2011-CHA-44**

**WHEREAS**, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated April 19, 2011 entitled, "AUTHORIZATION TO EXTEND THE CONTRACT WITH MDSTRUM HOUSING SERVICES, INC. FOR PROFESSIONAL SERVICES RELATED TO THE FAMILY SELF SUFFICIENCY PROGRAM";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** The Board of Commissioners authorizes the Chief Executive Officer, or his designee, to extend the contract with MDStrum Housing Services, Inc. from March 6, 2011 through Dec 31, 2011 and increase the contract's compensation by \$99,975.00 for professional services related to the Family Self Sufficiency program. The contract's new aggregate not-to-exceed amount will be \$198,930.00

The Motion to adopt resolution for Executive Session Item 1 was seconded by Commissioner Harris and the voting was as follows:

Ayes: Deverra Beverly  
Dr. Mildred Harris  
Michael Ivers  
Myra King  
Carlos Ponce  
Bridget Reidy  
James Reynolds  
Sandra Young

Nays: None

The Chairman thereupon declared said Motion carried and said Resolution adopted.

Commissioner Young, Chairman of the Tenant Services Committee, then presented the report for the Tenant Services Committee. Per Commissioner Young, the Tenant Services Committee meeting was held on Wednesday, April 13, 2011 at 1:00 at the CHA Corporate Offices. Commissioners were presented with an update on Substance Abuse Services by Andy Teitelman, Vice president of Resident Services and Linda Maranda, Executive Director of Caritas.

Commissioner Young then presented an Omnibus Motion for adoption of the Resolutions for Items A1 and A3.

**(Items A1)**

The resolution for Item A1 approves extension of Contract No. 5059 with Stateway Associates, LLC to continue to provide Community and Supportive Services (CSS) to the Stateway Gardens Community. The provision of CSS at The Pershing and Park Boulevard was contemplated as part of the competitive procurement of the developer and is governed by the Master Developer Agreement with respect to this community. Based on funding availability and Stateway Associates' satisfactory performance, the contract will be extended for an additional one-year period of May 1, 2011 to April 30, 2012. This will allow Stateway Associates to continue providing services to the 81 families who have relocated to The Pershing and Park Boulevard and provide services to the families desiring to relocate to the 46 units of Phase 2B, available in 2011. During the period of May 1, 2010 through February 28, 2011, Stateway Associates has assisted 17 residents in subsidized employment placements, 3 residents in permanent job placements, and 10 residents have completed digital literacy programming. Stateway Associates assisted 13 households resolve lease compliance violations and have also assisted the aging-in-place senior population by completing 33 assessments and File for Life programs. During the summer of 2010, Stateway Associates assisted in the placement of 28 youths in CHA sponsored activities. Additionally, Stateway Associates continues to increase its rate of resident engagement. Currently 75% of the residents at The Pershing and Park Boulevard are actively engaged with Stateway Associates. CHA staff will continue to monitor and perform quality assurance of the agency including, but not limited to, monthly performance reports, participant file audits, quarterly monitoring visits with Stateway Associates, and on-going resident customer satisfaction reviews. During the current contract term, Stateway Associates has improved the organization of participant files and related documentation to support goals completed by participants.

**RESOLUTION NO. 2011-CHA-45**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated April 13, 2011, entitled "AUTHORIZATION TO EXTEND CONTRACT NO. 5059 WITH STATEWAY ASSOCIATES, LLC FOR COMMUNITY AND SUPPORTIVE SERVICES FOR FAMILIES RESIDING AT THE PERSHING AND PARK BOULEVARD";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners to authorize the Chief Executive Officer, or his designee, to extend the Contract with Stateway Associates for the period of May 1, 2011 through April 30, 2012 and to increase the Contract's funding by an amount not-to-exceed \$450,000.00, adding it to the carryover balance available at the end of the Contract's current term to continue providing CSS to CHA residents residing at The Pershing and Park Boulevard. The Contract's new aggregate not-to-exceed compensation amount will be \$3,600,200.00.

**(Items A3)**

The CHA released and advertised a Request For Proposal in November 2010 to solicit consultants and firms to conduct an assessment of the senior population to better understand their social service needs. The RFP was advertised in area newspapers and the CHA website and BuySpeed. The CHA also directly solicited 386 firms, including 245 MBE/WBE/DBE firms. The CHA received four proposals and based on the recommendation of the Evaluation Committee all four firms were determined to be in the competitive range. Oral presentations were held, and best and final offers were requested and submitted by each firm. Based upon the evaluations of the written proposals, oral presentations, and the best and final offers, it was determined that Housing Opportunities Unlimited (HOU) will provide the best overall service and value to CHA to conduct this needs assessment. Accordingly, the resolution for Item A3 approves award of contract to HOU. The assessment of senior residents living in CHA housing is a collaborative initiative with Chicago Department of Family and Support Services (DFSS). CHA's Resident Services Division will act as the implementation partner with HOU on behalf of DFSS. HOU will be working with a subcontractor, the Collins Center for Public Policy, Inc., in order to better understand the needs, characteristics and situations of this target population. HOU will assess approximately 60% of seniors living in non-senior designated housing, and approximately 20% of seniors living in senior-designated CHA housing. Upon completion of the assessment, HOU will provide CHA with a detailed analysis to determine the characteristics, barriers and service needs. The assessment and resulting analysis will allow CHA and DFSS to determine how to better address the needs of this population.

**RESOLUTION NO. 2011-CHA-46**

**WHEREAS**, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated April 13, 2011, entitled "AUTHORIZATION TO ENTER INTO A CONTRACT WITH HOUSING OPPORTUNITIES UNLIMITED TO CONDUCT AN ASSESSMENT OF SENIOR RESIDENTS"

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract with the Housing Opportunities Unlimited in an amount not-to-exceed \$189,547 to conduct a needs assessment of senior residents living CHA housing

The Omnibus Motion to adopt resolutions for Items A1 and A3 was seconded by Commissioner Harris and the voting was as follows:

Ayes:	Deverra Beverly Dr. Mildred Harris Michael Ivers Myra King Carlos Ponce Bridget Reidy James Reynolds Sandra Young
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Nays:	None
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There being no questions or discussion, the Chairman thereupon declared said Motion carried and said resolutions adopted.

**(Item A2)**

The resolution for Item A2 approves contract extension with The Community Builders (TCB) for Community and Supportive Services (CSS) at the Madden Park/Wells/Clarence Darrow Homes

Redevelopment. The provision of CSS at Oakwood Shores was contemplated as part of the competitive procurement of the developer and is governed by the Master Developer Agreement with respect to this community. Based on funding availability and TCB's satisfactory performance during the most recent contract term, CHA desires to extend the Contract for an additional one-year term. This will allow TCB to continue providing services to the 237 families who have relocated to Oakwood Shores and to provide services to the families desiring to relocate to the 19 units of Phase 2C, available in 2012

Chairman Reynolds then introduced a Motion for the approval of Item A2.

**RESOLUTION NO. 2011-CHA-47**

**WHEREAS**, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated April 13, 2011, entitled "AUTHORIZATION TO EXTEND CONTRACT NO. 0575 WITH THE COMMUNITY BUILDERS FOR COMMUNITY AND SUPPORTIVE SERVICES FOR FAMILIES RESIDING AT OAKWOOD SHORES";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners authorizes the Chief executive Officer or his designee to amend and extend Contract No. 0575 ("Contract") with The Community Builders for the period of May 1, 2011 through April 30, 2012 and to increase the Contract's funding by an amount not-to-exceed \$500,000 adding it to the carryover balance available at the end of the Contract's current term to continue providing community and supportive services to CHA residents residing at Oakwood Shores

The Motion to adopt resolution for Item A2 was seconded by Commissioner Ponce and the voting was as follows:

Ayes:	Deverra Beverly Dr. Mildred Harris Michael Ivers Myra King Carlos Ponce Bridget Reidy James Reynolds
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Recused:	Sandra Young
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Nays:	None
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There being no questions or discussion, the Chairman thereupon declared said Motion carried and said resolution adopted.

Commissioner Ponce, Chairman of the Operations and Facilities Committee, then presented his report. Per Commissioner Ponce, the Operations and Facilities Committee held its regular meeting on Wednesday, April 13, 2011 at the CHA Corporate Offices.

Commissioner Ponce then presented an Omnibus Motion for adoption of the Resolutions for Items B1 thru B6.

**(Item B1)**

The CHA advertised an Invitation for Bid in February 2011 for plumbing riser replacement at 838 N. Noble, Lidia Pucinska Apartments. The IFB was advertised in area newspapers, on the CHA website, and on BuySpeed Online. Of the five bids received and opened, pre-award survey meetings were held with the two lowest bidders. Both firms responded to questions on the thoroughness of their bids, how they had developed their Division Costs, the amount of work they planned to self-perform, whether any of the materials would be difficult to procure, and the supervisory coverage they would provide at the work site. Due to the building being partially occupied, considerable discussion was held regarding the logistics and timing of the work to least inconvenience the residents. Based on the recommendation of staff, Burling Builders was determined to be the lowest responsive and responsible bidder at \$4,744,000.00. Accordingly, the resolution for Item B1 approves award of contract to Burling Builders.

**RESOLUTION NO. 2011-CHA-48**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated April 13, 2011 entitled “AUTHORIZATION TO ENTER INTO A CONTRACT WITH BURLING BUILDERS, INC. FOR PLUMBING RISER REPLACEMENT AT 838 NO. NOBLE ST. (LIDIA PUCINSKA APARTMENTS)”;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** that the Board of Commissioners Authorize the Chief Executive Officer or his designee to enter into a contract with Burling Builders, Inc. in the amount of \$4,744,000.00 for the replacement of plumbing risers at Lidia Pucinska Apartments (IL2-042), 838 No. Noble St., Chicago, IL. The work is to be completed by no later than five hundred forty-seven (547) calendar days from the date set forth in the Notice to Proceed.

This award is subject to the Contractor’s compliance with the CHA’s MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

**(Item B2)**

As part of a Voluntary Compliance Agreement between the CHA and HUD to increase the percentage of accessible units for persons with mobility impairments and the percentage of sensory-accessible units, the CHA solicited bids for general contractors to perform ADA/504 conversion work in and around units in the Scattered Sites Program. The units were divided into multiple Bid Groups to allow vendors with smaller staffs and limited licenses to participate by bidding as few as a single Bid Group. Those vendors bidding all units were given the option to pass along any economies of scale to the CHA by also submitting a Lump Sum Bid Total for all of the properties included in the Bid Groups combined. The *exterior work* includes, but is not limited to, the replacement or installation of ramps meeting ADA specifications, and replacing damaged or cracked sections of the sidewalk. The *interior work* includes, but is not limited to, replacing interior doors and frames with pre-hung doors, replacing base and wall hung cabinets, installing new kitchen appliances, replacing damaged flooring and drywall, installing new light fixtures, updating accessories in bathrooms, hanging new window blinds, install new water heaters and furnaces, and update electrical outlets. This work will be done in compliance with ADA specifications. The CHA advertised an Invitation for Bid (IFB) in December 2010 for seven ADA/504 units (Bid Group 1). The IFB was advertised in area newspapers and on the CHA website. Of the seven bids received and opened, seven pre-award survey meetings were held with the apparent low bidder and second lowest bidder. Having completed its review of the submitted bid materials, the responses at the pre-award survey meetings, and the recommendations of staff, the resolution for Item B2 approves award of contract to Coleman Development Corporation, the lowest responsive and responsible bidder for Bid Group 1.

**RESOLUTION NO. 2011-CHA-49**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated April 13, 2011 entitled “AUTHORIZATION TO ENTER INTO A CONTRACT WITH COLEMAN DEVELOPMENT CORPORATION FOR ADA/504 CONVERSION WORK AT VARIOUS SCATTERED SITES – PACKAGE 6 (BID GROUP 1)”;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** that the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into contracts for ADA/504 conversion work in and around seven (7) units in the Chicago Housing Authority’s Scattered Sites Program with Coleman Development Corporation in the amount of \$ 441,540.00 for Bid Group 1. Work is to be performed at 1214 N. Artesian, 1424 N. Artesian, 1401 N. Fairfield, 1405 N. Fairfield, 1446 N. Fairfield, 1433 N. Rockwell, and 1521 N. Rockwell, Chicago, IL.

Work for Bid Group 1 is to be completed within one hundred eighty (180) calendar days from the date set forth in the Notice to Proceed.

This award is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

**(Item B3)**

The resolution for Item B3 approves four Housing Assistance Payment Contracts with Transformation Housing IV, New Moms Transformation, Zapata Apartments and Sunnyside Kenmore Apartments. **Transformation Housing IV** is the substantial rehabilitation of an existing building located at 4800 S. Calumet sponsored by VLV Development. VLV Development is a certified MBE and LEED builder, with 40-years combined experience in development and property management. After Transformation Housing IV is rehabilitated, the 21-unit three-story walk-up building will be certified by the City of Chicago's Green Homes Program. The planned unit mix for the building includes 14 two-bedrooms, 5 three-bedrooms, and 2 four-bedrooms. The PRA application is for 8 units comprised of 4 two-bedrooms, 3 three-bedrooms, and 1 four-bedroom. **New Moms Transformation Project** is new construction of a four story masonry building that will be located at 5353 W. Chicago Avenue. The sponsor, New Moms, is a 501(c) 3 organization that was founded in 1983 in the Humboldt Park neighborhood. The PRA application is for 40 units comprised of 30-efficiencies and 10 one-bedroom units. **Zapata Apartments** will consist of 61 residential units in four-newly constructed buildings spread across ¾ miles in the Logan Square community. 3230 W. Armitage Ave. will be a three-story, 12-unit building. 1955 N. St. Louis Ave. will be a four-story, 30 unit building with approximately 3,600 SF of community space on the ground floor. 3503 W. Armitage Ave. will be a three-story, 3-unit building, and 3734 W. Courtland Ave. will be a three-story, 16-unit building. The sponsor, Bickerdike Redevelopment Corporation, has over 40 years of experience in affordable housing development and management. The PRA application is for 18 units comprised of 8 two-bedroom and 10 three-bedroom units. **Sunnyside Kenmore Apartments** consists of two separate buildings sponsored by Chicago Community Development Corporation (CCDC) as the owner/developer and Metroplex, Inc. as the property manager. The two buildings contain 26 units located at 847 West Sunnyside (12 two-bedroom units) and 4130 North Kenmore (3 one-bedroom, 2 two-bedroom, and 9 three-bedroom units). Both buildings were renovated in 2009 and are well maintained. There are currently 13 tenant based voucher holders in Sunnyside Kenmore Apartments. 10 of the 13 tenant based voucher units will be converted to PRA. The PRA HAP contract will be comprised of 7 two-bedrooms and 3 three-bedrooms and will be equally distributed between the two buildings.

**RESOLUTION 2011-CHA-50**

**WHEREAS:** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated April 13, 2011 requesting AUTHORIZATION TO EXECUTE 4 HAP/AHAP CONTRACTS AND EXECUTE ALL OTHER DOCUMENTS AS MAY BE NECESSARY OR APPROPRIATE TO IMPLEMENT THE FOREGOING.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY:**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to take all actions necessary or appropriate to execute three Agreements to enter into Housing Assistance Payments (AHAP) contracts with:

- Transformation Housing IV;
- New Moms Transformation;
- Zapata Apartments;

and one Housing Assistance Payments (HAP) Contract with  
▪ Sunnyside Kenmore Apartments.

**(Item B4)**

The resolution for Item B4 approves substitution of the Stateway Associates 2A, LLC as the Development entity for the Park Boulevard 2A Rental Redevelopment. Stateway Associates LLC was first approved by CHA in 2002 as the master developer to redevelop Stateway Gardens. The members are Mesa Development LLC, Neighborhood Rejuvenation Partners, L.P. (Davis Group), Walsh Ventures Management LLC, and Kimball Hill Stateway (Kimball Hill). Since then, a new Park Boulevard community has been established on the former site with the completion of two development phases, The Pershing and Park Boulevard 1B. In 2007, the national housing market suffered an economic downturn which has also impacted the Park Boulevard site. As a result of Kimball Hill's position in the troubled housing market, Kimball Hill filed for bankruptcy in April 2008. In order to quickly and without additional cost move the

projected Park Boulevard Phase 2A development through the financing approval processes of the City of Chicago, Department of Housing and Economic Development, and private lenders, the remaining partners of Stateway Associates LLC have proposed to remove the Kimball Hill Stateway entity from the partnership for Phase 2A, adjust the ownership apportions, and substitute alternative entities. The entity substitutions and development ownership adjustments includes the substitution of the Allison Davis Investment Trust (ADIT) for NRP Stateway (Davis Group), and adding the JLM Investments IIA, LLC, (James Miller CEO of Stateway Associates), and the redistribution of ownership percentages. These additional changes are being made to more clearly identify the agreements between the partners and update the entities for the purpose of developing Phase 2A. The substitution of ADIT for NRP Stateway is necessary because Neighborhood Rejuvenation Partners, L.P., the sole member of NRP Stateway, is currently in the process of liquidating its assets in accordance with the terms of its limited partnership agreement.

**RESOLUTION NO. 2011-CHA-51**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated April 15, 2011, requesting authorization to substitute Stateway Associates IIA, LLC as the development entity for the Park Boulevard 2A rental development and execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners authorizes the Chief Executive Officer or his designee to substitute Stateway Associates IIA, LLC as the development entity for the Park Boulevard 2A rental development and execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

**(Item B5)**

In 1996, the CHA reached a settlement in a class action lawsuit that charged the CHA and HUD with discrimination against Latinos in Chicago's public housing programs. The court found that Latinos had been deprived of housing assistance caused by actions and inactions on the part of the CHA and HUD. The settlement resulted in the Latino Consent Decree which, among other requirements, required the CHA to have two site offices, staffed at all levels with bilingual personnel, to assist individuals seeking information about or wishing to register for CHA programs. Though the 10-year agreement was lifted 6 years ago, in a spirit of good-faith along with the progress made under the Latino Consent Decree, the CHA has continued to take affirmative action in the form of marketing, intake and outreach to the Latino community. In April 2009, the Board authorized the CHA to enter into Contract No. 9011 for a one year term with a one year option. In February 2010, the Board authorized CHA to exercise the one year option, which expired on February 28, 2011. Subsequently, CHA executed an amendment for the first two month extension term, which expires on April 30, 2011. A three month extension of the Contract is needed at this time as CHA has been trying to generate interest, and encourage and develop competition and innovative service among qualified Latino serving organizations for the new Latino Outreach and Site Offices Request for Proposals. Accordingly, the resolution for Item B5 approves a three month contract extension with Spanish Coalition for Housing to provide Latino Site Offices, Marketing, Intake and Outreach Services for the CHA.

**RESOLUTION NO. 2011-CHA-52**

**WHEREAS**, the Board of Commissioners of the Chicago Housing Authority has reviewed the memorandum dated April 13, 2011 entitled, "AUTHORIZATION TO EXTEND CONTRACT NO. 9011 WITH SPANISH COALITION FOR HOUSING FOR THREE MONTHS TO PROVIDE LATINO SITE OFFICES- MARKETING, INTAKE AND OUTREACH SERVICES FOR THE CHA";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners authorizes the Chief Executive Officer or his designee to extend Contract No. 9011 for the period of May 1, 2011 through July 31, 2011 in an amount not-to-exceed \$125,262.00 to operate two (2) bilingual (Spanish) Latino Site Offices in the Latino community to provide marketing, intake and outreach for CHA programs and services.

**(Item B6)**

The CHA's Housing Choice Voucher Program serves over 36,000 families and over 16,000 landlords in the City of Chicago. CHA has three satellite offices that support the Housing Choice Voucher Program by providing easily accessible services right in the heart of our city. These offices are located at: 2750 W. Roosevelt Rd.; 1741-49, 1755-57 E. 75<sup>th</sup> St.; 10 W. 35<sup>th</sup> St. Floor 5. CHA entered into the lease for the 35<sup>th</sup> St. premises commencing June 1, 2010 for an initial term of one year. The current lease term expires on May 31, 2011. Accordingly, the resolution for Item B6 approves a lease agreement for the premises located at 10 W. 35<sup>th</sup> Street, Floor 5, for the HCV Southwest Satellite Office under the existing terms.

**RESOLUTION NO. 2011-CHA-53**

**WHEREAS,** The Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated April 13, 2011, entitled, "AUTHORIZATION TO EXTEND THE LEASE AGREEMENT WITH ILLINOIS INSTITUTE OF TECHNOLOGY ("ITT") FOR THE PREMISES LOCATED AT 10 W. 35<sup>TH</sup> STREET"

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer, or his designee, to enter into a Lease Extension Agreement with the Illinois Institute of Technology ("IIT") for the Premises located at 10 W 35<sup>th</sup> St. 5<sup>th</sup> Floor, Chicago, IL. The term of the Lease Extension Agreement will be for three (3) years commencing June 1, 2011 and expiring May 31, 2014 at a Total Gross Rent amount not to exceed \$907,621.15. The Total Gross rent is exclusive of any additional fees for operations outside the normal business hours and/or use of additional facilities within the Building beyond those provided in the Lease and the proportionate share of any assessed real estate taxes and/or special assessments and utilities.

The Omnibus Motion to adopt resolutions for Items B1 thru B6 was seconded by Commissioner Harris and the voting was as follows:

Ayes: Deverra Beverly  
Dr. Mildred Harris  
Michael Ivers  
Myra King  
Carlos Ponce  
Bridget Reidy  
James Reynolds  
Sandra Young

Nays: None

There being no questions or discussion, the Chairman thereupon declared said Motion carried and said resolutions adopted.

Commissioner Ivers, Chairman of the Finance and Audit Committee, then presented his report. Per Commissioner Ivers, the Finance and Audit Committee held its regular meeting on Wednesday, April 13, 2011 at the CHA Corporate Offices. The Chief Financial Officer and his staff presented the committee with the March 2011 Treasury and Cash Flow Report and an update from KPMG on Section 3 and Diversity Initiatives.

Commissioner Ivers then presented an Omnibus Motion for adoption of the Resolutions for Items C1 thru C3. With respect to Commissioner Ivers' Omnibus Motion for approval of Items C1 thru C3, Chairman Reynolds presented an Amended Motion for approval of Items C1 and C2 only and presented another Motion to bifurcate Item C3 into two separate resolutions.

**(Item C1)**

The resolution for item C1 approves the revised 2011 Comprehensive Budget. The CHA is required to submit for approval by the Board, a balanced annual Comprehensive Budget detailing each of the following: General Fund, Section 8 Non-MTW, HOPE VI and Other Funding Programs, and the use for these funds. The FY2011 budgeted expenditures have been revised from \$917,292,768 to \$886,694,403 resulting in a \$30,598,365 decrease. The major changes by funding source are as follows: **General Fund:** Total revenues and associated expenditures decreased by \$41,888,243 for a fund total of \$781,678,182. The reduction primarily reflects the

“Hold” status for Altgeld Gardens Phase V, Cabrini Rowhouse Phase II and Dearborn capital related site projects moved to FY2012, and delays in façade work at senior properties. **Section 8 Non-MTW Fund:** Total revenues and associated expenditures decreased by \$1,374,162 for a fund total of \$6,729,336. This is due to a reduction in the average cost per voucher from \$399.17 to \$331.24 and a decrease in administration fees. **Hope VI:** Total revenues and associated expenditures increased by \$1,904,212 for a fund total of \$39,655,170. The net change reflects a decrease for closing delays at Park Boulevard along with increases in funding for development at Oakwood Shores, West End II and Parkside II. **Other Funding:** The total revenues and associated expenditures increased by \$10,759,828 for a fund total of \$58,631,715. This increase reflects stimulus activity underway at Park Douglas and Pomeroy and surveillance camera work at various CHA sites. Also, boiler replacement at Lake Parc Place and senior developments contributed to the increase.

**RESOLUTION NO. 2011-CHA-54**

**WHEREAS**, the Board of Commissioners has reviewed the Board letter dated April 13, 2011, entitled “APPROVAL OF THE REVISED 2011 COMPREHENSIVE BUDGET”;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners, hereby approves the attached budget amendments, “THE FY2011 COMPREHENSIVE BUDGET AMENDMENT #1”, and finds with respect to said Budget:

1. that the proposed expenditures are necessary for the efficient and economical operation of the Chicago Housing Authority for the purpose of serving low-income families;
2. that the financial plan is reasonable in that it indicates funding sources adequate to cover all proposed expenditures, and does not provide for use of Federal funding in excess of that payable under the provisions of the applicable Federal regulations; and
3. that all proposed rental charges and expenditures will be consistent with provisions of law and the Annual Contributions Contract in accordance with the Amended and Restated Moving To Work Demonstration Agreement of the Chicago Housing Authority with the U.S. Department of Housing and Urban Development.

**THAT**, the Chief Executive Officer and Chief Financial Officer are authorized to execute and forward to the U.S. Department of Housing and Urban Development all necessary budget documents and supporting information when applicable.

**(Item C2)**

The CHA is required to contribute funds each year to the Plan based on the annual Actuarial Valuation. For FY 2011, the CHA must contribute an estimated \$5,300,000.00. The CHA desires to make an additional contribution of \$22,800,000.00 for 2011 to improve the funded level of the Plan, which was 47.9% for year 2010 to approximately 77% for year 2011. If the additional contribution is made this year, CHA’s annual contribution for 2011 will be an estimated \$3,700,000.00. Furthermore, it is projected that increasing the Plan’s funding by \$22,800,000.00 in 2011 will result in a total estimated \$23,300,000 of cash savings/reduction of expense in future annual CHA contributions to the Plan over the next 20 years from year 2011 to year 2031, when it is anticipated the Plan will be fully funded. Without the additional \$22,800,000 of funding, CHA’s projected contributions to the Plan for 2011 through 2031 are \$162,000,000, but with the additional funding, the total contributions are projected to be \$138,700,000, resulting in the \$23,300,000 CHA cash savings/reduction of expense. Accordingly, the resolution for Item C2 approves a Year 2011 CHA contribution to the CHA Employees’ Retirement Trust.

**RESOLUTION NO. 2011-CHA-55**

**WHEREAS**, the Board of Commissioners has reviewed Board Letter dated April 13, 2011 entitled “AUTHORIZATION TO CONTRIBUTE ADDITIONAL FUNDS TO THE 2011 ANNUAL CONTRIBUTION TO THE CHICAGO HOUSING AUTHORITY EMPLOYEES’ RETIREMENT PLAN AND TRUST”;

**THEREFORE BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to contribute \$22,800,000.00 to the Chicago Housing Authority Employees' Retirement Plan and Trust (the "Plan") for 2011 in addition to the required 2011 annual contribution to the Plan.

The Amended Omnibus Motion to adopt resolutions for Items C1 and C2 was seconded by Commissioner Young and the voting was as follows:

Ayes: Deverra Beverly  
Dr. Mildred Harris  
Michael Ivers  
Myra King  
Carlos Ponce  
Bridget Reidy  
James Reynolds  
Sandra Young

Nays: None

There being no questions or discussion, the Chairman thereupon declared said Motion carried and said resolutions adopted

**(Item C3 and C3a)**

In March 2009, the Board approved the award of a contract with MK to provide communications consulting services. The Contract award provided for a base term of 1 year, with 2 one-year option periods, subject to Board approval. MK Communications, Inc. works in conjunction with CHA's Office of Strategic Planning and Public Affairs staff to execute CHA's communication strategy, and translates CHA's stated goals and objectives into understandable messages and measurements to internal and external partners. The resolution for Item C3 approves exercising the first one-year option of Contract No. 9031 with MK Communications, not-to-exceed \$250,000.00, for services in Public Relations and Communications and the resolution for Item C3a approves MK Communications compensation for another not-to-exceed \$250,000.00 to provide services for the Find Your Place in Chicago Campaign activities. The activities for this option year will focus on two primary areas: Communications Strategy - MK Communications, Inc. will continue to work with CHA to expand public awareness and understanding of CHA's major initiatives as well as continue to develop the public's understanding of CHA as a housing provider and its role as a development engine for community revitalization and sustainability. The total cost for these activities is \$250,000.00. Find Your Place in Chicago Campaign - In addition, MK will continue implementing the Find Your Place Campaign which is a marketing sales plan for the for-sale units at the mixed-income developments. The campaign will utilize a variety of media to reach potential buyers. In this new phase, MK will select a diverse team of partners to increase targeted marketing to select populations. The total cost for this campaign is \$250,000.00.

**RESOLUTION NO. 2011-CHA-56**

**WHEREAS**, the Board of Commissioners of Chicago Housing Authority has reviewed Board Letter dated April 13, 2011 entitled "AUTHORIZATION TO EXERCISE THE FIRST ONE-YEAR OPTION FOR CONTRACT NO. 9031 WITH MK COMMUNICATIONS, INC. FOR SERVICES IN PUBLIC RELATIONS AND COMMUNICATIONS";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to exercise the first one-year option for Contract No. 9031 with MK Communications, Inc. (the "Contract") for the period of May 18, 2011 through May 17, 2012 and increase the Contract's not-to-exceed compensation by \$250,000.00 to provide communication consulting services.

The Motion to adopt resolution for Item C3 was seconded by Commissioner Harris and the voting was as follows:

Ayes: Deverra Beverly  
Dr. Mildred Harris  
Michael Ivers  
Myra King  
Carlos Ponce

Bridget Reidy  
James Reynolds  
Sandra Young

Nays:                  None

There being no questions or discussion, the Chairman thereupon declared said Motion carried and said resolution adopted

**(Item C3a)**

**RESOLUTION NO. 2011-CHA-57**

**WHEREAS**, the Board of Commissioners of Chicago Housing Authority has reviewed Board Letter dated April 13, 2011 entitled "AUTHORIZATION TO EXERCISE THE FIRST ONE-YEAR OPTION FOR CONTRACT NO. 9031 WITH MK COMMUNICATIONS, INC. FOR SERVICES IN PUBLIC RELATIONS AND COMMUNICATIONS";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**,                  the Board of Commissioners authorizes the Chief Executive Officer or his designee to modify and exercise the first one-year option of Contract No. 9031 (the "Contract") with MK Communications, Inc. for the period of May 18, 2011 through May 17, 2011 and increase the Contract's not-to-exceed compensation by \$250,000.00 to provide services for the Find Your Place in Chicago Campaign activities.

The Motion to adopt resolution for Item C3a was seconded by Commissioner Young and the voting was as follows:

Ayes:                  Deverra Beverly  
                          Dr. Mildred Harris  
                          Michael Ivers  
                          Myra King  
                          Carlos Ponce  
                          Bridget Reidy  
                          James Reynolds  
                          Sandra Young

Nays:                  None

There being no questions or discussion, the Chairman thereupon declared said Motion carried and said resolutions adopted.

There being no further business to come before the Commissioners, upon Motion made, seconded and carried, the meeting of the Board of Commissioners was adjourned

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s/b:                  James Reynolds  
                          Chairman

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s/b:                  Lee Chuc-Gill, Custodian and  
                          Keeper of Records